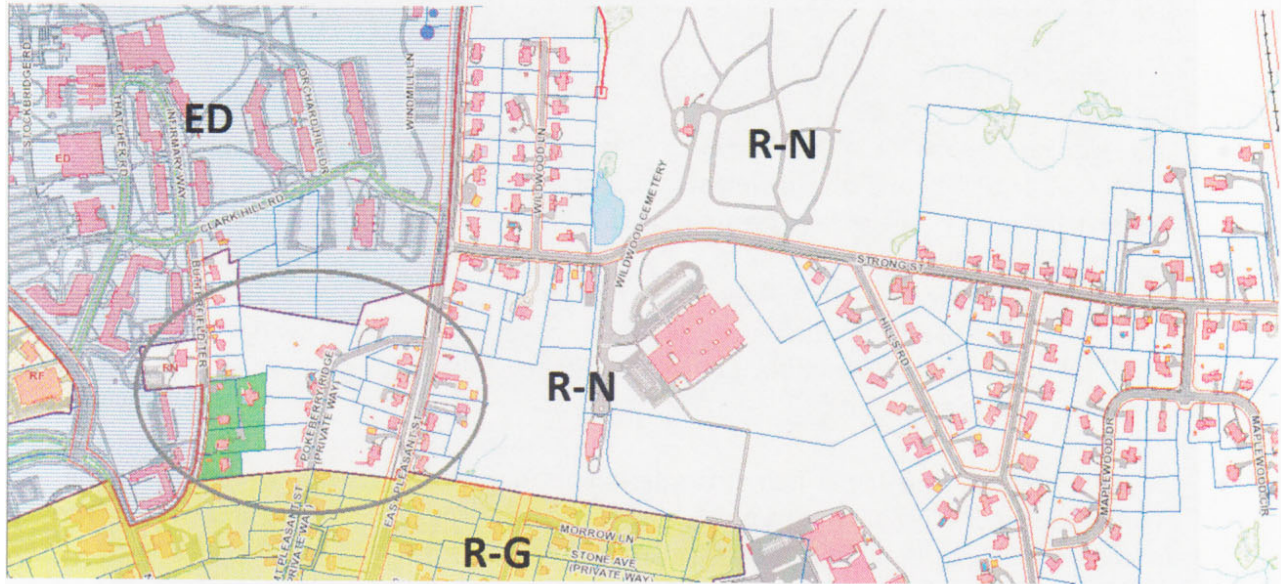


Vote No on Article 23

The Butterfield Terrace Rezoning Petition

To see if the Town will amend the Official Zoning Map to change zoning designation on 4 parcels of land on Butterfield Terrace from Neighborhood Residence (R-N) to General Residence (R-G) *circled below in green*



Background

- These properties abut 5 homes on Pokeberry Ridge. 100% of these abutters and many surrounding neighbors oppose this rezoning effort.
- The neighborhood which includes Butterfield Terrace, Pokeberry Ridge and East Pleasant St, is a long-standing, stable neighborhood with a rich variety of residents living with a student-to-family balance that has proven to be successful and sustainable over the decades.
- The neighborhood is part of a much larger R-N residential district with neighborhoods on East Pleasant St, Strong St, Wildwood Lane, Hills Rd, Red Gate Lane and more.
- The neighborhood exemplifies the demographic goals outlined in the town's Master Plan. It is multi-cultural, multi-generational, multi-racial, multi-ethnic and economically diverse, with long-term residents, some having lived there for over 50 years.

WHY VOTE NO

- The need to solve the student housing shortage is real but we believe it can be done without destabilizing our residential neighborhoods. The town and the University together need to identify where additional student housing will go without putting undue and excessive burden on year-round residential neighborhoods.
- When making the largest purchase of one's life (buying a home), it is a reasonable expectation that the zoning actually means something and one can rely on its stability, or on a process that is not driven by developers and one that includes abutters in any changes. This rezoning effort will

call into question whether current or future residents can rely on zoning when purchasing in Amherst.

- Singling out 4 parcels within an R-N neighborhood to rezone to R-G constitutes (in effect, if not in law) spot-zoning. Call it what you will, this rezoning involves a “spot” within a zoning district.
- This sets a precedent that allows rezoning initiated by developers to densify residential neighborhoods. Once the town says ‘yes’ to rezoning parcels in this residential neighborhood, how can they say ‘no’ to a similar request in another neighborhood? This domino effect causes ‘development creep.’
- This rezoning benefits three developers and harms many landowners who abut or will be affected by proximity to a large development. Together, the petitioners own 13 properties in Amherst and most of the properties are rented to students.
- According to the Planning Board, if these 4 parcels are rezoned and if inclusionary zoning passes, the build-out is a 38 unit apartment complex. This is similar in size to 1 Kendrick Place at 5 stories tall. 38 units accommodate up to 152 residents. Given the location, the residents will most likely be undergraduates.
- Changing these 4 single-family homes to apartments may actually reduce tax revenue to the town as apartments are taxed at a much lower rate than homes. A complex this size will also increase town costs for police, Emergency Medical Services etc.
- The Town Gown Steering Committee has a number of on and off campus housing recommendations. None are located on Butterfield Terrace.
- Butterfield Terrace was never part of the Gateway Project until the petitioner lobbied to have the 4 properties added for “student housing.”
- The University’s 50-year Master Plan includes additional high-density student housing similar to the Commonwealth Residential College. Their housing plans do not include Butterfield Terrace.
- We are opposed to this ad hoc rezoning to protect not only our neighborhood but to prevent a dangerous precedent that will involve the many other neighborhoods within walking distance of campus and town.
- We believe ad hoc rezoning moves the problem, street by street, from one neighborhood to the next. And creates the unintended consequence of reducing the amount of affordable housing for families and other year-round residents.
- We believe that students thrive and learn life skills while living among families in healthy, balanced, residential neighborhoods.
- Strong year-round neighborhoods are essential to town stability.

Strong neighborhoods = Strong town

Please Vote No on the Butterfield Terrace Rezoning Petition

The following picture was taken from a deck on Pokeberry Ridge. One of the petitioned properties on Butterfield Terrace is seen below. Homes on Pokeberry Ridge have minimal front yards. Yards are located behind the houses abutting Butterfield Terrace where the petitioners are looking to re-zone.



If re-zoning (spot-zoning) is allowed in our R-N neighborhood because one of the 4 parcels is “contiguous” with the R-G district, then all of the R-N neighborhoods circled below are at risk for re-zoning as they too have one parcel contiguous with the R-G district. And like our neighborhood, they (and others not shown) are also within walking distance to town and the University.

